

## HARROGATE BOROUGH COUNCIL

### PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 10 February 2004

<b>PLAN:</b> 11	<b>CASE NUMBER:</b> 03/04027/CON
	<b>GRID REF: EAST</b> 445930 <b>NORTH</b> 456957
<b>APPLICATION NO.</b> 6.103.123.E.CON	<b>DATE MADE VALID:</b> 26.08.2003
	<b>TARGET DATE:</b> 21.10.2003
	<b>WARD:</b> Ouseburn

**APPLICANT:** M Caidan And J Leather

**AGENT:** Brierley Groom And Associates

**PROPOSAL:** Conservation Area application for the demolition of existing farm buildings.  
(resubmission)

**LOCATION:** Village Green Farm The Green Green Hammerton York North Yorkshire  
YO26 8BQ

## REPORT

### SITE AND PROPOSAL

Please see the companion planning application submitted under 6.103.123.D.FUL for full details.

### MAIN ISSUES

1. Impact Upon The Character Of The Conservation Area

### RELEVANT SITE HISTORY

6.103.123.B.FUL - Erection of two detached dwellings with associated garaging , formation of new vehicular access and demolition of existing farm buildings REF 24.04.2003: APPEAL PENDING CONSIDERATION

6.103.123.C.CON Conservation area application for the demolition of existing farm buildings REFUSED 24.04.2003: APPEAL PENDING CONSIDERATION

6.103.123.D.FUL - Erection of two detached dwellings: PENDING CONSIDERATION

### CONSULTATIONS/NOTIFICATIONS

**Parish Council**  
Green Hammerton

**English Heritage**

Express concern regarding the loss of the 'back lane' character and the harm to the conservation area the loss of these structures and their replacement by two large dwellings would cause. PPG15 tests for demolition have not been met.

### **Conservation and Design Section**

See Assessment

#### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 26.09.2003  
**PRESS NOTICE EXPIRY:** 26.09.2003

#### REPRESENTATIONS

**GREEN HAMMERTON PARISH COUNCIL** - Object to the development on the following grounds.

1. Existing buildings should be retained, an appropriate scheme should be prepared, to be in more keeping with similar properties on Back Lane
2. In a conservation area it is appropriate to retain buildings and convert
3. Existing buildings currently being used on a daily basis, why should they be removed?

**OTHER REPRESENTATIONS** - See companion planning application.

#### **VOLUNTARY NEIGHBOUR NOTIFICATION**

No properties notified.

#### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles  
PPG15 Planning Policy Guidance 15: Planning and the Historic Environment  
SPE4 North Yorkshire County Structure Plan Policy E4  
LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas

#### **ASSESSMENT OF MAIN ISSUES**

**1. IMPACT UPON THE CHARACTER OF THE CONSERVATION AREA** - In exercising controls over applications for conservation area consent special attention is required to the desirability of preserving or enhancing the character or appearance of the area in question. The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of an area. In less clear cut cases where a building makes little or no such contribution it has been held that consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

Back Lane runs parallel to The Green in a typical manner of many North Yorkshire villages. Some farm buildings have been cleared some retained and some converted for alternative use (residential). Green Hammerton is not untypical in this respect.

Several of the smaller outbuildings are clearly in a poor state of repair and the site would benefit from either redevelopment/conversion. It is however considered that the proposal to construct two large detached properties is not appropriate in context of the street scene (see 6.103.123.D.FUL). In the absence of an acceptable redevelopment scheme it is considered that the proposal fails to meet the provisions of Harrogate District Local Plan Policy HD3 and consequently the provisions of PPG15.

**CONCLUSION** - In the absence of an acceptable redevelopment scheme it is considered that the demolition of this group of buildings would be detrimental upon the character of the conservation area. The scheme would as a consequence be contrary to the provisions of Harrogate District Local Plan Policy HD3 and refusal of the application is recommended.

**CASE OFFICER:** Mr A Hough

#### RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed development would result in the loss of existing buildings which are considered to contribute to the character of the conservation area. In the absence of an acceptable redevelopment scheme, the demolition of the structures would be contrary to the provisions of Harrogate District Local Plan Policy HD3 and North Yorkshire County Structure Plan Policy E4.



